



ORDINANCE NO. 3336

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF FARMERS BRANCH, TEXAS, BY GRANTING A SPECIFIC USE PERMIT FOR A BANQUET HALL FOR LOT 1, BLOCK 3, BROOKHAVEN INDUSTRIAL PARK-THIRD SECTION, CITY OF FARMERS BRANCH (COMMONLY KNOWN AS 3380 BELTLINE ROAD, FARMERS BRANCH, TEXAS) WHICH IS PRESENTLY LOCATED IN A LOCAL RETAIL 2 ("LR-2") ZONING DISTRICT; PROVIDING FOR THE APPROVAL OF THE SITE PLAN; PROVIDING FOR ADDITIONAL SPECIAL CONDITIONS; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; PROVIDING FOR INJUNCTIVE RELIEF; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the laws of the State of Texas and the ordinances of the City of Farmers Branch, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, the governing body, in the exercise of the legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Zoning Map should be amended;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THAT:

SECTION 1. The Comprehensive Zoning Ordinance and zoning map of the City of Farmers Branch, Texas, be, and the same is hereby amended, so as to grant a change in zoning by granting a Specific Use Permit for a Banquet Hall for property within a Light Industrial ("LI") zoning district, described as: Lot 1, Block 3, Brookhaven Industrial Park – Third Section, according to the plat thereof recorded in Volume 68001, Page 890, Map Records, Dallas County, Texas (commonly known as 3380 Beltline Road, Farmers Branch, Texas ("the Property")).

SECTION 2. The Property shall conform in operation, location and construction to the development standards specified within the Local Retail 2 ("LR-2") zoning district, and if used and developed in accordance with the purposes for which this Specific Use Permit is granted, the Property shall be developed in accordance with the following special conditions:

- A. The Property shall be developed and used only in accordance with the Floor Plan, Site Plan, Landscape Plan, and Elevations attached hereto respectively as Exhibits "A," "B," "C," and "D" and incorporated herein by reference, which are hereby

approved; provided, however, modifications to the Floor Plan may be made if approved by the City Manager or of designee and such modifications do not cumulatively result in more than a 10% change in the floor area of the Banquet Hall area;

B. The construction of new buildings on the Property, including new buildings the uses of which are permitted within an LR-2 Zoning District without obtaining a specific use permit, shall conform to the Site Plan and elevations as long as this Specific Use Permit is in effect;.

C. The hours during which Events held at the Banquet Hall facility shall be limited as follows:

- (1) No Event shall commence earlier than 8:00 a.m. any day of the week;
- (2) If the Event commences on any day other than Friday or Saturday, the Event must end not later than 12:00 midnight of the same day;
- (3) If the Event commences on a Friday, the Event must end not later than 1:00 a.m. on the immediately following Saturday; and
- (4) If the Event commences on a Saturday, the Event must end not later than 1:00 a.m. on the immediately following Sunday.

The foregoing limitations do not apply to the time prior to the commencement of an Event relating to preparing the Banquet Hall for the Event, including, but not limited to, move in and set up of tables, chairs, catering services, and other vendors engaged to provide services for the Event, nor do such limitations apply to the clean up and move out of all such vendors, equipment, furniture, and other functions generally associated with clean up after a banquet hall event.

D. A Certificate of Occupancy for a Banquet Hall use shall not be granted until:

- (1) All improvements to the façades of the building on the Property on the effective date of this Ordinance are complete;
- (2) The landscaping required by the Landscape Plan is installed; and
- (3) Construction of the driveway from the Property to Enterprise Drive is complete.

E. Off-duty law enforcement officers shall be hired to direct traffic in and around the Property and provide security during all events occurring in the Banquet Hall as follows:

- (1) At least one (1) officer if the anticipated attendance will be equal to or

greater than fifty (50) but less than one hundred (100) people; and

- (2) At least two (2) officers if the anticipated attendance will be equal to or greater than one hundred (100) people.

- F. Valet parking for parking vehicles at an offsite location shall be required for events having an anticipated attendance equal to or greater than one hundred (100) people.

SECTION 3. In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Farmers Branch and the provisions of this Ordinance as applicable to the use and development of the Property, the provisions of this Ordinance shall be controlling.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 5. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

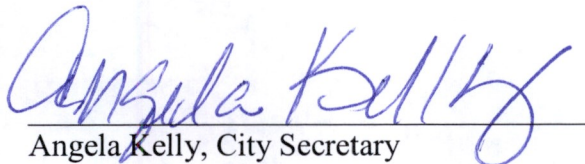
SECTION 6. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 7. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ON THIS THE 18th DAY OF AUGUST, 2015.

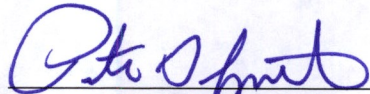
ATTEST:

APPROVED:


Angela Kelly, City Secretary


Bob Phelps, Mayor

APPROVED AS TO FORM:



Peter G. Smith, City Attorney
(kbl:8/18/15:72816)

[illegible]

SITE PLAN

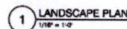
**Ordinance No. 3336
BIT “C” - Landscap**

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(Web) www.archiphy.com

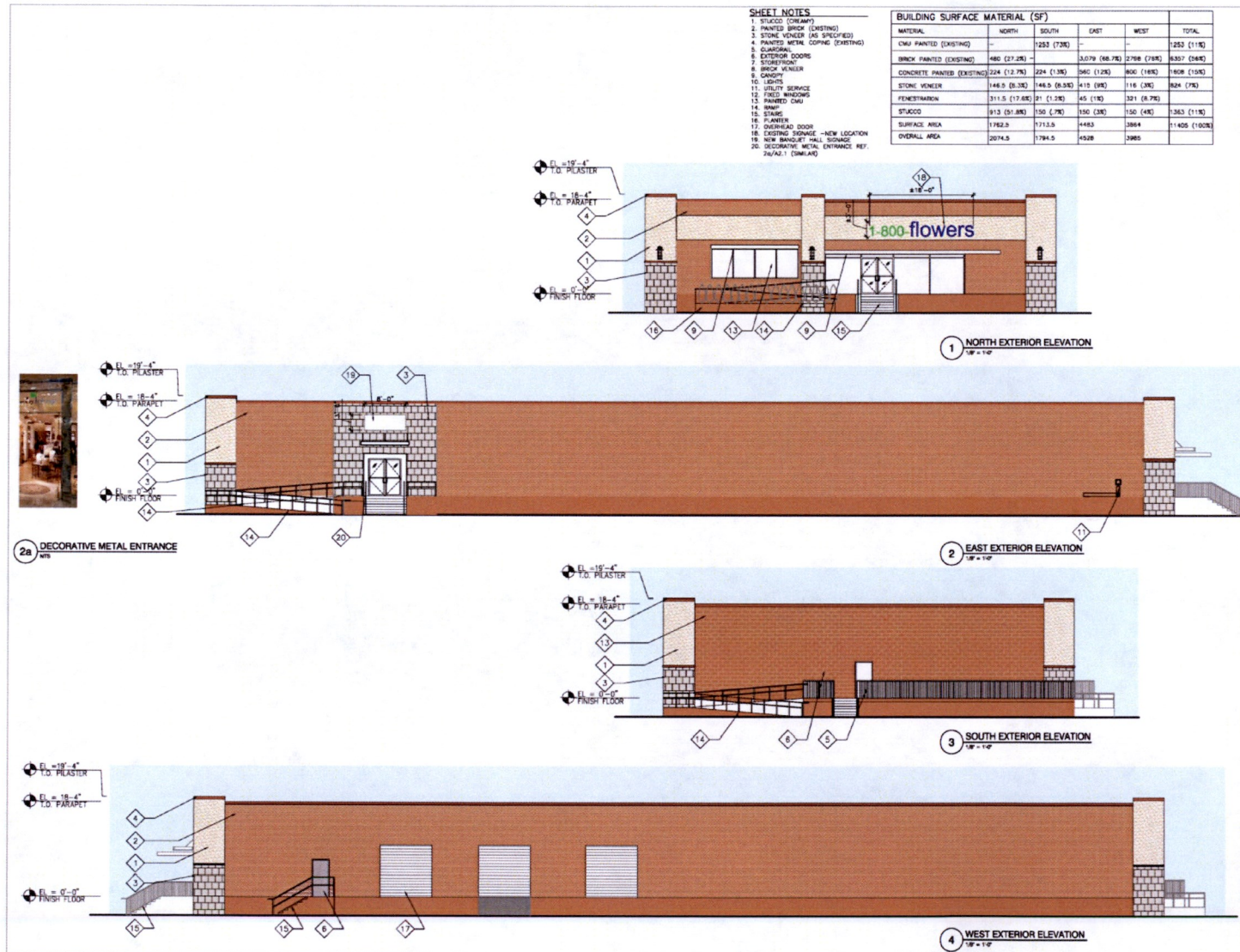
Architectural Drawings

LANDSCAPE

L-1.0



Ordinance No. 3336
EXHIBIT "D" – Elevations



ARCHIPHY
Architects

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KEY PLAN

REVISIONS

Cristi's Banquet Hall
3380 Beltline Rd.
Farmers Branch

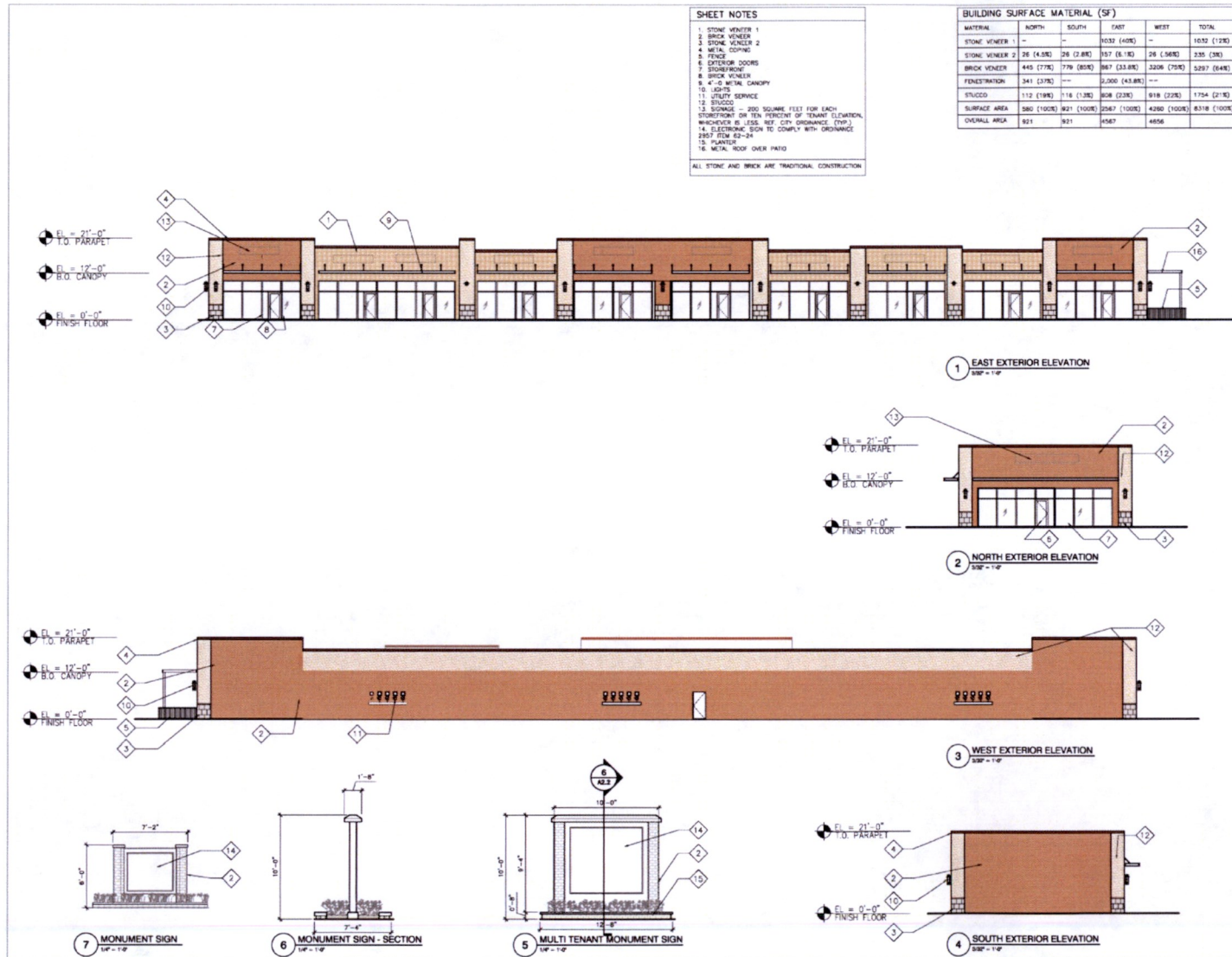
Architectural Drawings

PROJECT NUMBER: 800FI-15
ISSUED: --

EXTERIOR ELEVATIONS

A-2.1

Ordinance No. 3336
EXHIBIT "D" – Elevations (cont.)



ARCHIPHY
Architects

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KEY PLAN

REVISIONS

Cristi's Banquet Hall
3380 Beltline Rd.
Farmers Branch

Architectural Drawings

PROJECT NUMBER: 800P-15

ISSUED: -

EXTERIOR ELEVATIONS

A-2.2